

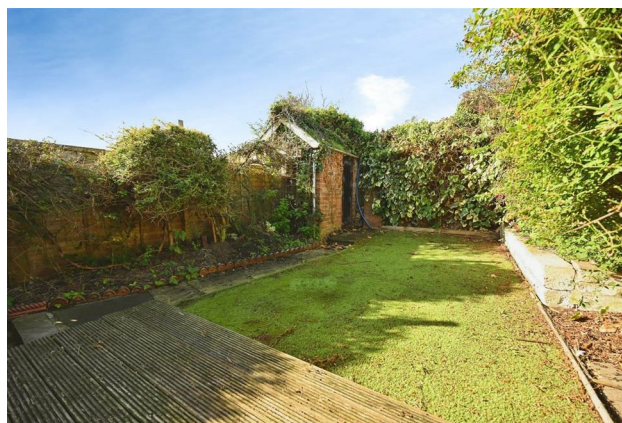
HUNTERS®

HERE TO GET *you* THERE

Ruby Cottage, 15 The Terrace, Kirby Hill, Boroughbridge, York, YO51 9DQ

Asking Price £270,000

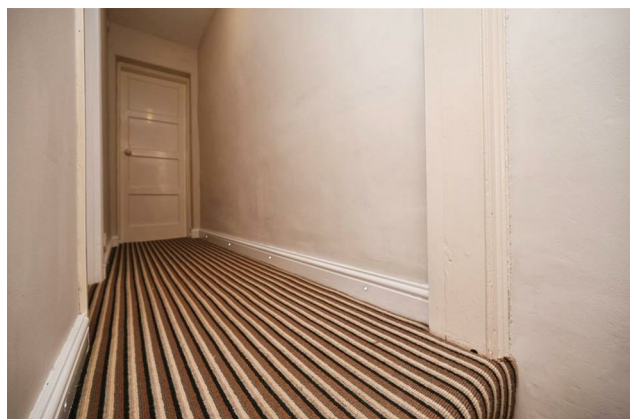
Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images



HUNTERS[®]

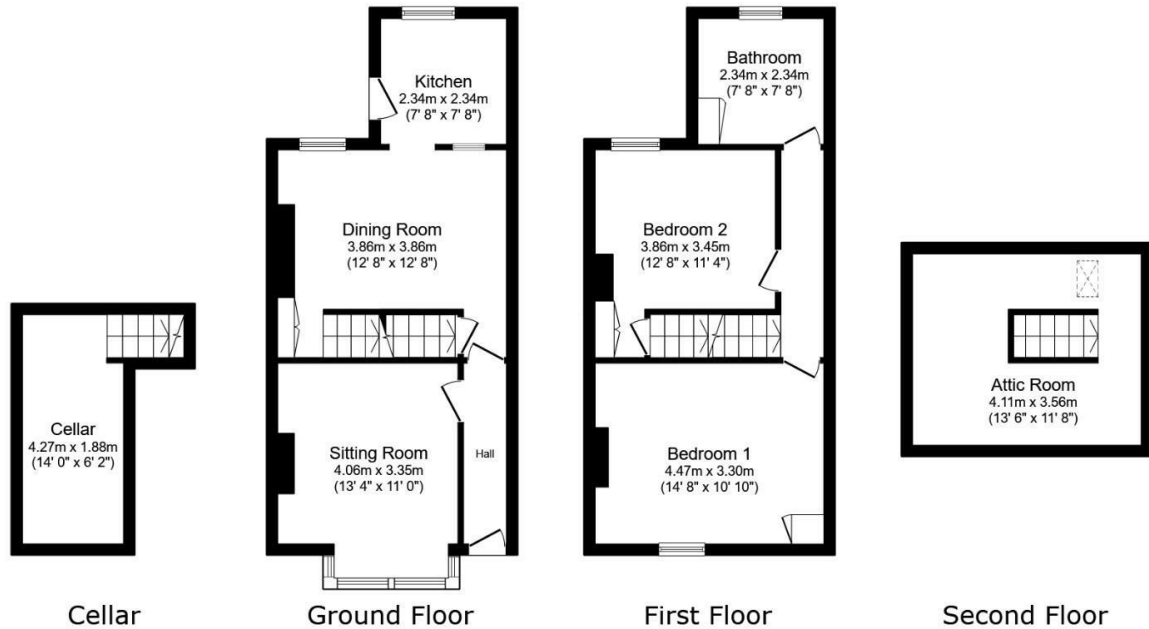
HERE TO GET *you* THERE

Property Images



HUNTERS®

HERE TO GET *you* THERE



Total floor area: 99.0 sq.m. (1,066 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
	70	81

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Freehold

Summary

A beautifully renovated and spacious traditional style terraced house, ideally positioned in the popular Kirby Hill/Langthorpe area, offering excellent access to Boroughbridge, Ripon and the A1. The property has been sympathetically updated by the current owners whilst retaining many attractive original character features throughout.

The accommodation opens into a welcoming entrance hall with solid oak flooring, leading through to a comfortable lounge featuring an attractive fireplace. To the rear is a superb dining kitchen, full of character with exposed beams and fitted with a range of built in appliances, together with a breakfast bar providing additional seating. From the kitchen, a door gives access to a useful cellar, providing excellent storage, whilst a further door opens directly onto the rear garden.

To the first floor is an attractive landing featuring stylish skirting board lighting and access to two generous double bedrooms. The master bedroom enjoys pleasant views to the front and features an ornamental fireplace, whilst the second double bedroom benefits from a built in wardrobe. Stairs from this bedroom lead to a useful loft space, complete with a built in desk and offering an ideal home office or study area.

Externally, the property benefits from gardens to both the front and rear. The enclosed rear garden has been designed for ease of maintenance, with artificial grass, a decked seating area and a useful brick built storage shed.

Combining traditional character with modern finishes and versatile accommodation, this charming home is ideally situated for those looking to enjoy village living whilst remaining within easy reach of excellent transport links and nearby towns.

Features

- TRADITIONAL TERRACE HOUSE • TWO DOUBLE BEDROOMS • USEFUL LOFT/OFFICE SPACE • BATHROOM • LOUNGE • SPACIOUS DINING KITCHEN • GARDENS TO THE FRONT AND REAR • EPC RATING C